

645 000 €

Contact agency

Opio Rouret Immobilier

1063 Avenue de Grasse

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For sale house

5 rooms

Surface : 121 m²

Surface of the living : 36 m²

Surface of the land : 624 m²

Year of construction : 1997

Exposition : Sud

View : Jardin

Hot water : Gaz

Inner condition : to modernize

External condition : GOOD

Features :

POOL, Bedroom on ground floor, double glazing, Laundry room

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel



### House 3927 Le Rouret

EXCLUSIVE: LE ROURET Cannes hinterland - 15 mins SOPHIA ANTIPOLIS - 35 mins NICE and CANNES Riviera - Bright villa of traditional quality construction - Located in the village center with schools, nursery, shops and entertainment a few minutes away. Consists of an entrance with staircase and toilet - living / dining room - semi-open fitted kitchen - laundry area - guest bedroom (1) with shower room - First floor: landing distributing the bedrooms: master bedroom (2) with fitted dressing room, full bathroom and toilet - bedroom (3) with large storage and shower room with toilet - bedroom 4 or office also with large storage. "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)".

Fees and charges :

Well condominium

4 lots in the condominium 645 000 € fees included

